



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 2 October 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0802: Erection of front porch including ramped access at 28 Coverack Close, Northampton

WARD: Delapre and Briar Hill

APPLICANT: Mrs. S. Woods
AGENT: APC Planning

REFERRED BY: Head of Planning
REASON: Council-owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions and for the following reason:

The impact of the proposed development on the character of the original building, street scene and residential amenity is considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 Permission is sought for a front porch for the purpose of housing a mobility scooter, with associated ramped access.
- 2.2 The applicant is in the process of purchasing the land to the front of her property from the Council in order to facilitate the proposed front porch.

3. SITE DESCRIPTION

- 3.1 An end-of-terrace dwelling in a row of three. The site has pedestrian access only, with communal parking areas and garage courts provided within the vicinity. The property has fairly spacious gardens, with open

space to the rear, and is at a slightly lower ground level than the attached row. The terrace faces a similar row of houses.

4. PLANNING HISTORY

4.1 None relevant.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

National Planning Policy Framework

5.3 Northampton Borough Local Plan

E20 – New Development

H18 – Extensions

5.4 Supplementary Planning Guidance

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Surrounding neighbours notified, no responses received.

7. APPRAISAL

Design and appearance

7.1 The proposed extension measures 2.25m by 4.275m, and is 2.885m high with a flat roof.

7.2 The proposed flat roof design, although not in-keeping with the design of the host dwelling, is not considered to be overly detrimental or obtrusive to the appearance of the frontage/street scene, given the fairly substantial set-back from the front boundary, and given that this is a short terrace, not in a traditional street pattern.

7.3 It is therefore considered that, in design terms, with materials to match, the proposal is acceptable.

Impact on neighbours

7.4 It is considered that the proposal will have no undue impacts on upon

neighbouring property due to its limited scale and siting.

8. CONCLUSION

- 8.1 It is considered that the proposal is acceptable as it will have no significant adverse impact upon surrounding residential amenity, and the application is therefore recommended for approval.

9. CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 N/2012/0802.

11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: N/2012/0802
 Date: 20th September 2012
 Scale: 1:1250
 Dept: Planning
 Project: Planning

Title
28 Coverack Close

Produced from the 2008 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office. © Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655